



ENVIRONMENTAL & REGULATORY SERVICES
PECFA
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Scott McCallum, Governor
Philip Edw. Albert, Secretary

Wisconsin Department of Commerce Bureau of PECFA

Bid Document

SECTION 1 - Scope of Work:

The Bureau of PECFA is seeking competitive bids to perform remedial action services on a petroleum release from a regulated petroleum product storage tank system. The site upon which bids are being solicited is:

Bid Round Number: 21
Comm Number: 54411-9374-09-
BRRTS Number: 03-37-099610
Site Name: Gaurkes Tire & Auto Sales
Site Address: 909 Pine St Athens WI

Project Manager: Tom Applegate
Project Manager address: 5301 Rib Mt Rd Wausau WI 54401
Project Manager phone: 715-359-8782
Project Manager e-mail address Tomj.applegate@dnr.state.wi.us

Bid Announcement Date	7/29/02
Questions or requests for information must be submitted in writing and received by:	8/12/02 4:00 PM
Responses to the questions will be posted (and if requested, sent in writing) by:	8/30/02
Bid End Date and Time:	9/13/02 by Noon

The site investigation report, upon which bids are being sought, and the successful bid, when determined, are available for inspection at:

Department of Transportation 5301 Rib Mt Rd , Wausau

Please contact the project manager listed above for an appointment.

Copies of the site investigation report can be purchased for the cost of reproduction and handling at the following address:

Bob's Copy Shop 37 University Square Madison 53715

Phone: 608-257-4536

Fax: 608-257-6555

SECTION 2 - Site Specific Bid Specification Requirements:

A) Project Manager Comments

1) General Comments:

The primary concern is the chronic presence of petroleum odors that exist throughout the house basement. If the house is left unoccupied for a length of time petroleum odors can be noticed upstairs in the living area.

Contamination was initially discovered during a DOT ROW assessment and was reported to the WDNR in April 1996. Subsequent site investigations began in August 1996.

Site Description

Site contains a house, auto parts store, and repair garage, which are all connected. See attached photos and Figure 1.

The house in question has had petroleum odors in the basement and house since the mid-70's. A release resulting from a tank rupture or dispenser release occurred in the mid-70's is what appears to be the primary reason for the odors. An unknown quantity of petroleum was released, after which free product was released into the basement and appeared in the house sumps. Although the quantity released was unknown, the RP stated that he had to bail free product out of the basement sumps.

The house

- Dimensions: 30X30X8, 8 feet is the depth of the basement. (Consultant measurements).

House Basement and foundation

- Half of the basement walls are poured concrete the other half, concrete brick.
- Two sumps in the basement. Sumps do operate on a regular basis. Depth to groundwater 3.5 to 9.5 feet bgs.
- Half of the basement has been remodeled with a 6-inch artificial floor. See attached for basement layout.
- The house was part of an addition and attached to the Auto Parts Store.

House / Auto Parts Store (See Figure 2)

- The floor of the Auto Parts Store extends over the basement area by approximately 15 feet. The house covers the remainder of the basement.

Geology/Hydrogeology

Silt overlaying undulating a silty clay layer with sand seams. Bedrock encountered at 9 to 20 feet bgs.

Depth to groundwater 3.5 to 9.5 feet.

Groundwater has a southeast flow with a gradient 0.05 ft/ft.

Groundwater velocity is estimated at 68-ft/ year.

UST Info.

Two- 1,000-gallon and one-500-gallon tank were removed from the site in the mid 70's and replaced in the same place with two gas and one diesel tank. A waste oil tank was removed from underneath the store in 1997. The two gas, one diesel, and one waste oil tanks were again removed from the southern portion of the site in 1997. All fuel service was discontinued in 1996.

A release resulting from a tank rupture or dispenser release occurred in the mid-70's. An unknown quantity of free product flowed into the basement. Although the quantity released was unknown, the RP stated that he had to bail free product out of the basement sumps.

Groundwater Contamination

Contaminated groundwater is seeping into the 2 house sumps. However, both sumps were non-detect (ND) after the last sampling event (December 2000). The sumps, in turn, discharge to a storm sewer and then Potato Creek (Effluent samples ND as of March 2001). Due to the contamination in the sumps, an emergency interim action was requested.

In '98 the consultant installed a french drain/sump trench system 2 feet deeper than the sumps along the southeast corner of the residence. The trench system pumps contaminated groundwater to a groundwater treatment system (air diffusion) built on-site and then discharges the treated groundwater into Potato Creek.

475,402 gallons of contaminated groundwater has been treated and discharged as of Aug. 1999. The French drain system is still in operation.

Vapor migration in the house and basement

The RP's have been dealing with vapors in the basement for quite some time. If the RP's have to leave the home for a day or two they must open the windows to air out the house to get rid of the petroleum vapors.

A VOC scan of the basement was conducted in '97. Results showed PCE at 0.14 ppm and 0.10 ppm.

In an effort to alleviate the odors in the house, a HVAC ventilation system was installed in a room adjacent to the re-modeled recreation room in the basement. See attached map.

The HVAC system consists of a sealed 55-gallon drum covering each sump. An industrial fan was installed to channel the vapors outside the house.

No vapors were detected in '98. This was done using a PID/FID, not a full VOC scan.

Petroleum vapors still exist within the basement and house as verified by the RP's, DNR and Commerce.

In general, the highest PID/FID and analytical results have been observed at the soil/bedrock interface.

Monitoring Well Network

All wells have been sampled as recently as March 14, 2002.

The complete monitoring well network consists of 2 house sumps, one recovery well, five monitoring wells and two piezometers.

Most monitoring wells are placed above or directly on top of bedrock.

Piezometer MW-3D is screened into bedrock at 17-22 feet.

Piezometer (PZ-1) was destroyed during utility installations and was replaced with monitoring well 12.

In '98 PZ-10 was installed 125 feet downgradient of the former PZ-1 (now MW-12). Packer tests were performed at 20-25 feet, 25-30 feet, and 30-35 feet. Results showed no detects.

Supplemental Site Investigation

On March 14, 2002, a supplemental site investigation was conducted. The primary purpose of this supplemental investigation was to determine the degree and extent of contamination in contact with the building foundation. Soil samples collected at 4-8 feet below ground surface (bgs) and 18-inches away from the building foundation (soil boring GP-3; See Figure 3.) identified approximately 3-6 inches of free phase product that is still in contact with the building foundation.

The degree and extent of contamination within the basement floor was determined through the collection of concrete samples. The concrete samples were collected along the eastern wall of the building. Sample locations were taken beneath the 6-inch artificial floor of the recreation room and another was taken approximately 10 feet in the southeastern corner of the recreation room. Analytical results from the concrete samples showed elevated concentrations of Naphthalene, Toluene, Xylene, and Trimethylbenzene.

Results of the supplemental investigation have indicated that the soil in the immediate area along the eastern building foundation contains free phase product, which is also in contact with the eastern basement wall. Check out the statement two paragraphs up!!!. Concrete floor samples have verified that the eastern basement wall is saturated with petroleum product and is most likely the major contributor to the odors in the basement.

2) The following Environmental Factor(s) were identified in the Site Investigation Report for this site:

- ☐ Documented expansion of the plume margin.
- ☐ Verified contaminant concentrations in a private or public potable well that exceeds the preventive action limit established under ch. 160, Stats..
- ☒ Contamination within bedrock or within 1 meter of bedrock.
- ☐ Petroleum product that is not in the dissolved phase is present with a thickness of .01 feet or more, and verified by more than one sampling event.
- ☐ Documented contamination discharges to a surface water or wetland.

3) Minimal Additional Site Investigation Requirements:

Source removal is required. Source removal will constitute the excavation of the contaminated soil along the eastern side of the buildings, as well as, removal and replacement of the eastern basement wall. In order to access this area, the existing pump island canopy will have to be removed. Due to the shallow groundwater conditions, dewatering activities will be required during the removal and replacement of the basement wall. Also, due to the site conditions and geology, a groundwater pump and treat or large-scale SVE system will not be accepted as a remedial option.

NOTE: The removal and replacement of the eastern basement wall is not eligible for PECFA reimbursement. The RP and Co-RP (occupants of the house) have been advised by Commerce that costs incurred for the removal of any part of the foundation is not eligible for reimbursement by the PECFA program. However, shoring during the demolition and replacement of the basement wall is PECFA eligible. Commerce has stated that reimbursement for the disposal of the contaminated foundation (eastern basement wall) will be considered for reimbursement at the time the claim is submitted.

Upon removal of the eastern basement wall, a subslab depressurization system (a.k.a. Radon Mitigation System), will be installed along the bottom of the building foundation. This system will require a new sump pump to be installed on the eastern side of the house. The new sump will be sealed with a vapor suction pipe installed at the top of the sealed sump and low flow fan to channel the vapors out of the house. The existing piping for the vapor abatement system, installed during the site investigation, can be used to channel the vapors out of the house. The attached links describe the subslab depressurization system, as well as, provides a list of certified contractors that may be subcontracted for installation. Links are as follows: http://www.dhfs.state.wi.us/dph_beh/RadonProt/Lists/MitigProf.htm

<http://www.epa.gov/iaq/radon/pubs/consguid.html>

Following the remedial activities, concurrent air monitoring samples will be collected from 1) the basement at a worst case/point of vapor entry location, 2) occupied living area table top location, and 3) outdoor sample immediately up wind of the home. There should be no other obvious source of petroleum VOCs present, so it is important not to have freshly painted or chemically finished surfaces in the home. Samples should be collected in Summa canisters over a minimum period of 4 hours. The analysis should be run with a TO-14 or similar method that can consistently achieve detection limits for Benzene below 5 ppbv.

If petroleum odors persist three months following remediation, the same sampling regime will need to be repeated in order to demonstrate that a trend of decreasing concentration exists.

No sooner than 2 months following the remedial action, the successful bidder needs to conduct four quarterly groundwater sampling events from all monitoring wells, piezometers, house sumps and the recovery sump. Groundwater samples will be analyzed for PVOC and PAH parameters.

Upon completion of the remedial action, air and groundwater monitoring, a report of all activities and findings must be submitted. After review of this document, Commerce and DNR will decide if the site has been remedied to an acceptable level. If odors continue and concentrations do not decrease with subsequent sampling events, a second remedial action may be necessary to address the petroleum odors. If a second remedial action is necessary, it will be bid separately.

REQUEST FOR ALTERNATIVE REMEDIAL SOLUTIONS

Because of the complex site conditions and unique history of this site, the above bid spec was written to maximize PECFA reimbursement and minimize the additional cost to the RP's while remediating the site to the fullest extent possible. The Departments believe that this remedial option will serve both purposes. However, Commerce and DNR would like to remain open to alternative remedial options that would remediate the site to the fullest extent possible while providing a cost savings not only to the RP's but the PECFA fund as well.

Therefore, along with submitting a bid for the above minimal remedial requirements, all bidders are invited to submit a second remedial option and cost schedule if so inclined. Commerce and DNR will evaluate the bids as specified in the minimal remedial requirements first. Before the announcement of the successful bidder for the above bid spec, any alternative remedial options received will be reviewed and considered before the successful bidder is announced.

B) Bidder's Strategy for Remedial Action

- 1) Identify the remedial strategy for obtaining a closed remedial action status.
- 2) Specifically describe what element of your proposed strategy will address the environmental factors/risk factors listed above. Also describe how, when, and why it will address them.
- 3) Provide a detailed description of the work to be performed. The description shall provide sufficient detail to establish that the proposed strategy will be successful in achieving the closed remedial action status identified above.
 - a) The detailed description may include, but is not limited to the following:
 - Technologies
 - Estimated years of operation
 - Estimated tons of soil
 - Approximate geometry/depth of excavation
 - Reporting details
 - Estimated years of monitoring
 - Frequency of sampling/number of wells/parameters
- 4) Specifically describe how you will address off-site contamination, if applicable.
- 5) Specifically describe how you will address any direct contact hazards, if applicable.

SECTION 3 - Conditions of Bid:

The successful bidder will be the entity that complies with all provisions of the bid specification and provides the lowest total cost to a defined site closure or no further action-required decision. The closure or no further action decision will be made by either the Department of Commerce or the Department of Natural Resources, depending on statutory site assignment. PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. In preparing the bid, the bidder must assume compliance with all applicable codes, including but not limited to Comm 46, Comm 47, and NR 700.

The successful bidder will be determined based upon conformance to and competitiveness under the bid protocol. The first determination will be whether the bidder has complied with all provisions of the bid. These bids will be considered responsive. From the responsive bids, the lowest total cost bid with an approvable approach to bring the site to a closed remedial action or no further action status will be determined.

The successful bid will be available to be viewed at the location identified in Section 1. If two or more bidders tie in the cost comparison, the bid with the lowest consulting cost will be used as the tiebreaker. All bid documents must be signed and sealed by a

Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin Department of Regulation and Licensing.

The Department reserves the right to reject any and all bids that meet any of the following conditions:

- The Department believes the remedial strategy is not appropriate to a specific geologic setting.
- From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.

Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

The name of the successful bidder, bid amount, proposed outcome and supporting documentation will be provided to the site claimant along with instructions to inform the PECFA program in writing of their intent to either:

- Use the lowest identified bidder or
- Use another service provider.

In either case, PECFA reimbursement is capped at the dollar amount of the successful bid.

A successful bid does not mean or guarantee that all costs in a resultant claim are eligible, reasonable, necessary or reimbursable under the PECFA program.

If a bidder fails to comply with a bid provision the bid response will be determined to be non-responsive. If the bid response is responsive, but not the lowest cost service provider with an appropriate approach, it will be determined to be “non-successful.” Non-responsive and non-successful bidders will not be individually informed of their failure to achieve compliance with the bid specifications or to be the lowest bidder.

The successful bidder may be required to provide input to, and attend a meeting with the PECFA program and the claimant to explain the bid and the remedial approach.

Appeals, by bidders, of decisions regarding complying bids or costs are not allowed, as they do not constitute claimant reimbursement decisions under the PECFA program.

In compliance with this invitation to bid and subject to all conditions thereof, the signatory agrees to the following:

- If the signatory's bid is determined to be successful, the signatory must, within 15 days of the Department's notification, contact the claimant and confirm that they will provide the remedial services at the cost described within the Bid Response.
- That for a period of 90 days, starting with the Department's notification to the claimant, the signatory will hold firm their commitment to provide the remedial services and prices set forth in the Bid Response.

Failure to abide with the conditions stated above may result in exclusion from future PECFA Public Bidding events.

Questions, answers and interpretations will be considered an amendment of this solicitation. All answers and interpretations shall be in writing from the Program Manager identified in Section 1 of this solicitation. Neither the program nor the Department shall be legally bound by any amendments or interpretations that are not in writing. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date. After the date by which questions must be submitted by, identified in Section 1, no further questions will be addressed.

A written response will be provided at: <http://www.commerce.state.wi.us/ER/ER-PECFA-SiteBidding.html> (and mailed to all requesters of the bid package who are not able to access the web site, and who therefore request written correspondence from the program contact).

SECTION 4 - Closure Specifications:

A bid submitted must provide the total cost, excluding interest but including all closure costs, for the remediation up to approval as a closed remedial action status identified below:

Unrestricted Closure

Closure with a NR 140 exemption

Closure with GIS Registry*

Closure with deed notice*

Closure with deed restriction*

Closure with NR 720.19 soil standards

Performance based NR 720.19 closure

Closure with site-specific conditions

Closure under NR 726.07

Closure under Comm 46/NR 746

Mass reduction

** **Note:** PECFA funding under s. 101.143, Stats., will terminate when the responsible agency determines that institutional controls and notices, if utilized, would achieve a closed remedial status. PECFA funding will terminate regardless of whether the responsible party or other properties accept an institutional controls and notices as required under NR 726. PECFA eligible costs may include all closure costs, up to approval as a closed remedial action (i.e. monitoring well abandonment) that are otherwise eligible for reimbursement.*

If the PECFA maximum award for the site/occurrence is not believed to be adequate to remediate the site/occurrence to a closed or no further remedial action status, that belief must be specifically noted in the bid and the remedial effort that will be achieved by the bid amount. For the purpose of the competitive bid the contaminant mass is determined to be: **Not Applicable**. The basis for specifying the progress shall be contaminant mass reduction and be based upon the mass reduction at the following points on the site:

Not Applicable

If the site is reasonably expected to exceed its cap under the PECFA program, bidders may propose mass reduction, the lowest bidder will be determined on the basis of a cost per mass reduction ratio. If some bidders propose mass reduction and others propose costs to bring the site to a closed remedial action or no further action status, selection will be from those bidders proposing a closed or no further action result.

SECTION 5 - Instructions to Bidders:

By submission of a bid, bidder agrees that during the period following issuance of this solicitation and prior to notification of successful bidder, bidders shall not discuss the bid

or bid process except with the program contact designated in this solicitation. Bidders shall not discuss or attempt to negotiate with the claimant, other potential bidders or program staff any aspects of the bid without prior approval of the Project Manager specified. Infractions will result in rejection of the violator's bid and may also result in disqualification of the individual to provide bids and a formal complaint being lodged with the Department of Regulation and Licensing.

The bid submitted shall address all the site specific bid specification requirements identified in Section 2. The bid shall support in detail the strategy to achieve the closed or no further remedial action status or remedial mass reduction goal if applicable. A full remedial action plan is not required as part of the bid submittal. A full remedial action plan may be requested by the program.

If access to the site is necessary for the preparation of a bid, access shall be arranged through the Project Manager. If the Project Manager is not able to arrange site access, this fact will not delay the bid process or negate the comparison and potential selection from among the bids that are submitted. All costs associated with a site visit or preparation of a bid will be the responsibility of the bidder.

The Bid Process must conform to the following:

1. The closed remedial or no further action status to be achieved must be stated using the options available from the list provided in Section 4.
2. Indicate in the Bid Response a contaminant mass reduction proposal if the PECFA maximum award is not believed to be adequate to remediate the site/occurrence.
3. The Bid Response shall address all the site specific bid specification requirements identified in Section 2 and shall support in sufficient detail and succinctly the remedial strategy.
4. The total cost (in dollars) to accomplish the stated remedial goal, including all fees, reporting cost, pre and post closure costs and costs for establishing restrictions or institutional controls but, excluding interest and investigation costs.
5. The costs specified in #4 shall separately identify consulting (non-commodity) costs.
6. The submittal must include an original and two (2) copies of the Bid Response documents signed and sealed by a Professional Engineer, Professional Geologist, Hydrologist or Soil Scientist licensed by the State of Wisconsin. Include the appropriate registration number of the professional license.
7. Bids can not be "faxed" directly to the program. Documents received by fax will not be accepted or considered.
8. Bids, amendments thereto or withdrawal requests must be received by the time advertised for bid opening. It is the bidder's sole responsibility to insure that these documents are received by the contact at the time indicated in this solicitation document.
9. All specifications or descriptive papers provided with the bid submission must include the bidder's telephone number and Commerce number thereon. Identify the name of the consulting firm on the 1st Page of the Bid Response.
10. The Commerce Number must be on the outside of the envelope in which the bid is submitted. The Department assumes no responsibility for unmarked or improperly marked envelopes. All envelopes received showing a bid number will be placed directly under locked security until the date and time of opening. Include only one Bid Response (an original and two (2) copies) per envelope.
11. Correction of errors on the bid form: All prices and notations shall be printed in ink, typewritten or computer printed. Errors shall be crossed out, corrections entered and initialed by the person signing the bid. Erasures or use of correction fluid will be cause for rejection. No bid shall be altered or amended after the time specified for the bid end date.
12. Bidders are not to contact other personnel located within the Department of Commerce/Bureau of PECFA concerning the site or the bid solicitation between the Bid Announcement Date and Bid Ending Date.
13. Any proposed technology or methods used in the remediation must be allowed for use in the State of Wisconsin and approvable by the Department with jurisdiction (Natural Resources or Commerce).

14. From the standpoint of program operations or regulatory responsibility, the Department determines it is in the best interest of the program to not accept any or all bids.
15. If bidders consider the bid response to be proprietary information and exempt from disclosure, each part of the Bid Response must clearly marked *CONFIDENTIAL*. If any part is designated as confidential, there must be attached to that part an explanation of how the information is proprietary. The Department reserves the right to determine whether this information should be exempt from disclosure and no legal action may be brought against the State, Department or its agents for its determination in this regard.
16. The Bid Response must be appropriate to the site geologic setting.
17. Ambiguous bids, which are uncertain as to cost, time or compliance with this solicitation, will be rejected.
18. The Department reserves the right to reject any and all bids, and/or to cancel this solicitation at any time.
19. Each bidder shall fully acquaint itself with conditions relating to the scope and restrictions attending the execution of the work under the conditions of this solicitation. The failure or omission of a bidder to acquaint themselves with existing documented conditions shall in no way relieve any obligation with respect to this bid.
20. All amendments to and interpretations of this solicitation shall be in writing from the Project Manager. Neither the Department nor the program shall be legally bound by any amendment or interpretation that is not in writing.
21. This solicitation is intended to promote competition. If the language, specifications, terms and conditions, or any combination thereof restricts or limits the requirements in this solicitation to a single source, it shall be the responsibility of the interested bidders to notify the program in writing so as to be received five days prior to the opening date. The solicitation may or may not be changed but a review of such notification will be made prior to award.

BID RESPONSE
(1st Page)

Department of Commerce PECFA Program

SITE NAME: Gaurkes Tire & Auto
Sales
COMMERCE NUMBER: 54411-9374-09
BRRTS NUMBER: 03-37-099610

Submit Bid To Cathy Voges
Department of Commerce PECFA Program
201 W Washington Ave, Madison WI 53703-2790 or
P.O. Box 8044, Madison WI 53708-8044

Bidder Company: _____
Bidder Address: _____

Telephone () - _____
Number:
Fax Number: () - _____
e-mail Address: _____

Bidder: (check one that applies):

_____	Professional Engineer	_____	License #
_____	Professional Geologist	_____	License #
_____	Hydrologist	_____	License #
_____	Soil Scientist	_____	License #

Seal

Signature: _____

I certify that I have the authority to commit my organization or firm to the performance of the bid I have submitted.

Print Name: _____

Title: _____

Total Bid Cost \$ _____

Total Consulting Cost (subpart of Total Bid) \$ _____

Personal information you provide may be used for secondary purposes [Privacy Law, s. 15.04(1)(m)].

BID RESPONSE

(2nd Page)

Department of Commerce PECFA Program

SITE NAME:	Gaurkes Tire & Auto Sales
COMMERCE NUMBER:	54411-9374-09
BRRTS NUMBER:	03-37-099610

Consulting Firm phone number () ____ - ____

This response must address all of the site-specific specifications identified in Section 2, and shall support in detail the remedial strategy. Attach additional pages if necessary. *The Commerce Number and Consulting Firm telephone number must be included on all additional pages.*